

## **PROPOSED DEVELOPMENT CONDITIONS**

**SE 2011-MV-006**

**February 21, 2012**

If it is the intent of the Board of Supervisors to approve SE 2011-MV-006 located at 6606 Winstead Manor Court, Tax Map 99-2 ((17)) 31, for a home child care facility with up to ten children, pursuant to Sect. 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Winstead Manor Lot 31" prepared by Charles P. Johnson & Associates, Inc. consisting of one sheet dated August 25, 2004, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to the applicable provisions of the Zoning Ordinance.
4. Excluding the provider's own children, the maximum number of children on site at any one time shall not exceed ten.
5. Hours of operation for the home child care facility shall not exceed 7:30 AM to 5:30 PM, Monday through Friday.
6. A maximum of one nonresident person, whether paid or not for his/her services, may be involved in the home child care facility, provided that there is only one such person on the property at any one time and the hours of such attendance shall be limited to 7:00 AM to 6:00 PM, Monday through Friday.
7. The garage shall not be converted to any use that would preclude the parking of vehicles. At no time during the hours of operation of the home child care facility shall vehicles used by the residents be parked in the driveway.
8. The arrival and departure times of children who are being picked up and/or dropped off by automobile shall be staggered at intervals of a minimum of 15 minutes.
9. No signage shall be allowed on site.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-RUP. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.